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Independence Realty



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14 E. Charles St., Oelwein

Explore the possibilities with this versatile 2-story commercial building located in the heart of downtown Oelwein. The main level welcomes you with a reception area that flows into several spacious offices, offering plenty of room for individual workspaces or collaborative setups. This floor also includes two restrooms and a convenient kitchen/break area for staff or client use. The upper level provides additional usable space with a large open room, additional offices, and another restroom—ideal for a conference area, training room, or expanded office operations. Also located upstairs are three apartment units. While these units are not currently up to code, they present a great opportunity for future rental income with renovation. A full basement offers ample room for storage or equipment. Two HVAC units were replaced in 2022 along with some exterior masonry repairs and a complete roof recoating that same year. Three rooms upstairs each have their own controlled heating/cooling units that are controlled by remotes. Whether you're expanding your business or seeking an investment property with potential, this building provides a solid foundation and an excellent location to build upon.

List Price
\$99,500

Square Footage
3,705

Baths
3 Restrooms

Year Built
1900

Zoning
C-1

Style
2-Story

Basement
Full

Heating/Cooling
Forced Air Gas
Central Air

Exterior
Brick
Membrane Roof

Lot Size
4,522 Sq.Ft.

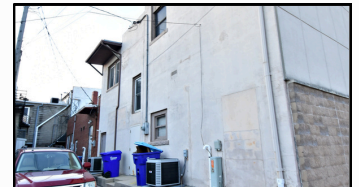
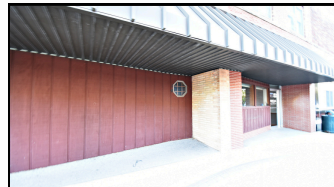
Taxes
\$2,498.35 Gross
\$2,500.00 Net

MLS Number
#20255638



Curt Martin

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